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INTRODUCTION

Welcome to the Chesterfield County Design Standards Manual for non-residential development. Its purpose is to further explain and graphically depict many of our Zoning Ordinance requirements for non-residential development.

Chesterfield County's Zoning Ordinance has evolved into a complex document that covers a wide array of development requirements for different areas of the County. This requires the user to continually cross-reference multiple sections to understand how to design a site. We have organized the Design Standards Manual to allow the user to understand our requirements by reviewing only two sections: County-wide requirements and the requirements of the specific principal area, highway corridor, or village district that governs your site.

The Planning Department's desire to sustain the quality characteristics of our village areas and highway corridors, and to promote quality development throughout the rest of the County necessitates development standards that suit the goals for each area. Different areas of the County will attract development for different reasons: from the Jefferson Davis Corridor with its Enterprise Zone benefits and deregulated Zoning Ordinance requirements, to the Route 360 Highway Corridor with its recognized potential as a quality, mixed use business corridor, or to the village districts with their high quality urban focus. This manual allows the user to distinguish the technical requirements of the Zoning Ordinance between all areas of the County.



Part of Sycamore Square Shopping Center in the Midlothian Village Core District

PROCEDURE

This manual is organized into two sections: county-wide requirements and specific area, corridor or village district requirements. You will be using both sections, and the requirements in each section are explained in written and graphic form.

To use this manual, you will need to know which principal area, highway corridor or village district governs your site. Our Planning Department Customer Assistance Branch will be happy to provide this information to you. When you are meeting with our staff, please have them check to see if your site has had any zoning, variance, substantial accord, or other public hearing cases approved for it. Often, these public hearing cases have conditions or proffers that establish other requirements for development not mentioned in our Zoning Ordinance or which supercede the Ordinance.

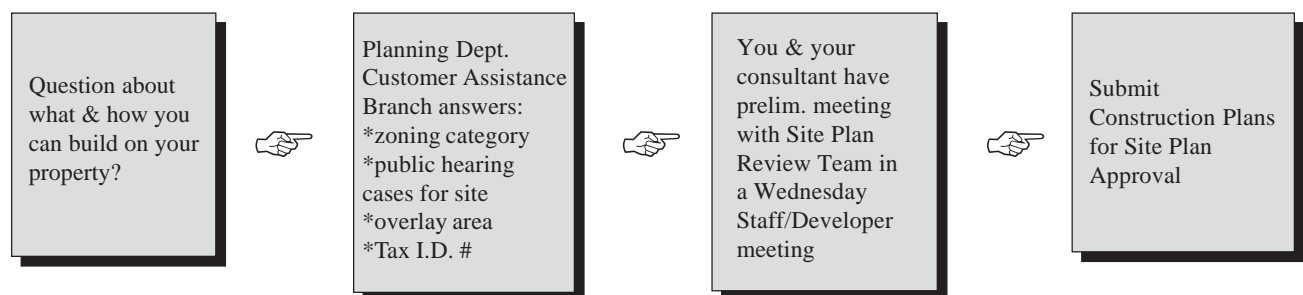
As an example for using this manual, let's suppose that your site has had a zoning case with several conditions. You also find out from our front counter staff that your site is in an Emerging Growth Area. You will find a section in this manual that covers the requirements specific to this area as well as a section that explains requirements that are similar in all areas of the county (ie. county-wide standards). As you design your site, you will use the conditions of zoning first,

then check the Emerging Growth Area and County-wide sections for any other requirements not covered by the zoning case. This will give you a fairly complete understanding of how the Zoning Ordinance and any public hearing cases will affect the development of your site.

Once you are more certain you want to develop a site, we also invite you and your design consultant to schedule a preliminary meeting with the site plan review team in one of our regularly scheduled Wednesday staff/developer meetings. This team is comprised of review staff from Environmental Engineering, Utilities, Fire and Life Safety, County Transportation, State Transportation, and Planning Departments. The Planning Department customer service representative (804-748-1050) can refer you to the staff member who schedules these meetings.

Since this manual cannot anticipate all situations, we do expect questions to arise. If our front counter staff cannot answer all of your questions, they may ask one of the site plan review staff to assist you.

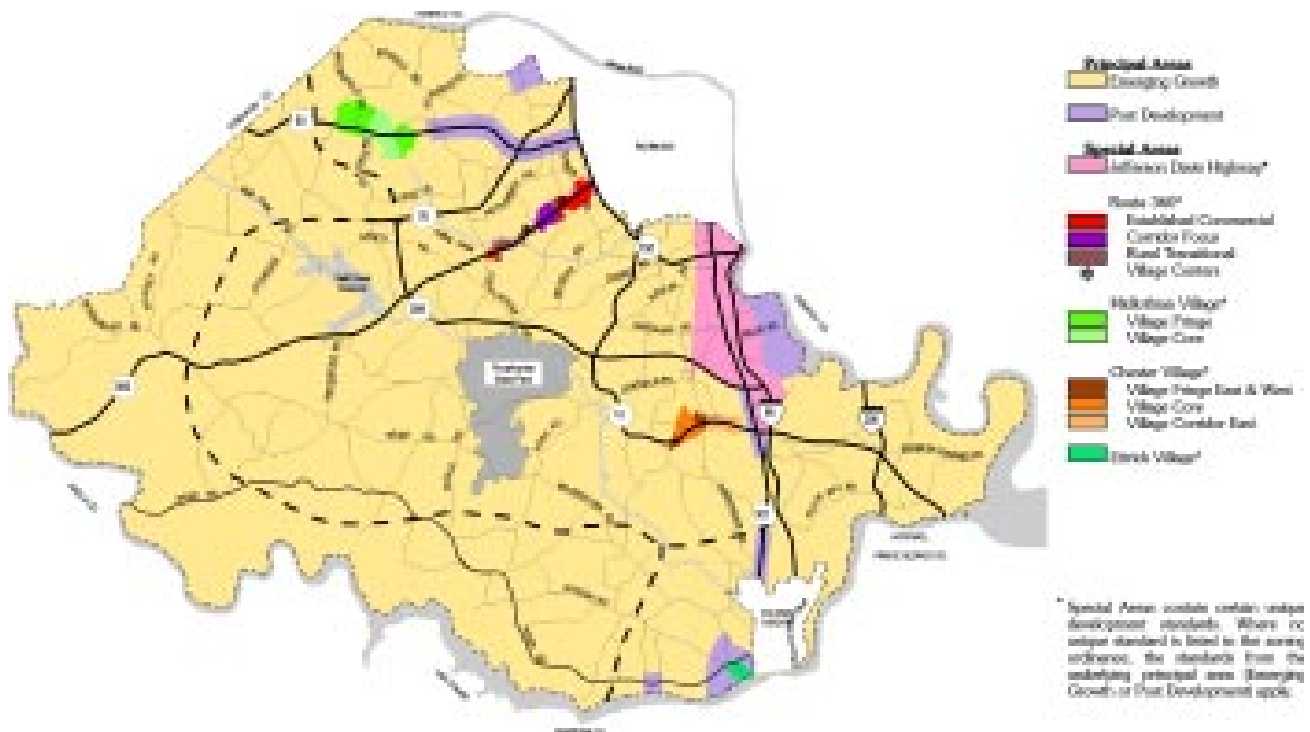
Thank you for taking time to use this manual, and we welcome any comments that can help us make this manual clearer for others to understand.



COUNTY-WIDE STANDARDS:

These are requirements that guide the quality of development throughout the county, regardless of whether a site lies in an principal area, highway corridor, or village district. County-wide standards do not address specific setbacks, architectural treatment, building heights, or any unusual requirements of the areas, corridors, or districts. How-

ever, the county-wide standards do address general interpretations of setbacks, architectural treatment, and building heights that are shared throughout the County. Below is a map that shows the general location of principal areas, highway corridors and village districts.



See sheet 25 for larger image of map.